

From: [REDACTED]
To: [LocalPlan \(GC\)](#)
Subject: Comments on HELAA Site Assessment – Land off Poplar Farm Close (Site Ref. 40230)
Date: 11 December 2021 12:43:32
Attachments: [image214964.png](#)
[image238904.png](#)
[Poplar Farm Close Basingbourn - Public Highway Plan.PDF](#)
[Poplar Farm Close - Access Arrangements Plan.PDF](#)
[Poplar Farm Close - Proposed Site Layout.PDF](#)

Dear Sir/Madam,

I have not been able to upload comments to the HELAA sites. Please see below comments on behalf of [REDACTED] to the above site at Poplar Farm Close in Basingbourn. A Public Highway Plan, Access Arrangements Plan, and Proposed Site Layout Plan are attached to these representations.

HELAA Site Assessment – Land off Poplar Farm Close (Site Ref. 40230)

A Vision Document including a Masterplan Concept was submitted with the call for sites response to explain the design and layout of the promoted development. A number of technical reports have been prepared for the promoted development, which were submitted with the call for sites response.

A Public Highway Plan, Access Arrangements Plan, and Proposed Site Layout Plan are submitted with these representations to address comments in the site assessment.

[REDACTED] comments and suggested amendment for the site assessment in the HELAA are as follows:

- A Proposed Site Layout Plan is submitted with these representations to show how the site could be developed including the location of the proposed dwellings.
- Landscape and Townscape: The finding of the assessment that the site is contained by adjacent development and surrounding vegetation is agreed. The trees and hedgerows at the site would be retained and enhanced.
- Biodiversity and Geodiversity: The Initial Ecological Assessment undertaken of the site confirmed that it has relatively low ecological and biodiversity value. The existing trees and hedgerows at the site boundary would be retained and enhanced. The promoted development will seek to retain ecological features on the site and provide ecological enhancement.
- Historic Environment: The site is located within the Basingbourn Conservation Area and is adjacent to Poplar Farmhouse and associated outbuildings (Grade II). The design and layout of the promoted development will need to protect the setting of these heritage assets.
- Archaeology: There are no known archaeological assets within the site. An archaeological assessment will need to be undertaken to determine whether any archaeological remains exist on site, and what if any mitigation measures are required to protect those assets.
- Site Access: Poplar Farm Close is public highway – see attached Public Highway Plan. An vehicular access from Poplar Farm Close can be provided into the promoted development site – see attached Access Arrangements Plan. The existing access from Poplar Farm Close can be upgraded by extending the existing turning head to provide a shared use access road. The site boundary abuts the adopted highway and therefore there is an achievable and deliverable access to the site. The assessment should be changed from 'red' to 'green'. An access would be retained around the eastern and southern boundary of the site so that the existing trees and can be maintained. It is requested that the score is amended to 'green'.

Can you please confirm receipt of these representations. Let me know if there are any questions.

Regards

Brian

Brian Flynn MRTPI
Associate

Classification L2 - Business Data

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